

Exhibit “A”

LaMonica Herbst & Maniscalco, LLP

3305 Jerusalem Avenue

Suite 201

Wantagh, NY 11793

516-826-6500

Invoice submitted to:

Salvatore LaMonica as Sub Ch V TT

Invoice Date: April 16, 2024

In Reference To: Rachel One Holding

Case NO. 23-42184

Invoice # 28590

Professional services

		<u>Hrs/Rate</u>	<u>Amount</u>
<u>Case Administration</u>			
08/21/23	SL Review Creditors motion to vacate stay, Amended Schedules and Debtors opposition to motion to vacate stay	0.60 675.00/hr	405.00
	SL Review and execute Verified statement accepting appointment as Sub V Trustee	0.30 675.00/hr	NO CHARGE
09/05/23	SL Telephone call with Karam Dahiya re issues raised by secured creditor	0.20 675.00/hr	135.00
	SL Review Secured Creditors reply to Debtors opposition	0.30 675.00/hr	202.50
	SL Review petition schedules and SOFA, Monthly operating report and Debtors affidavits re preparation for motion on Creditors motion to vacate stay	1.00 675.00/hr	675.00

			<u>Hrs/Rate</u>	<u>Amount</u>
09/05/23	SL	Attend hearing on initial case conference and Motion to vacate stay	1.60 675.00/hr	1,080.00
	SL	Telephone call with KARAM Dahiya re Secured creditor motion to vacate the stay and supplement in support	0.20 675.00/hr	135.00
	SL	Review additional documents received from Dahiya re preparation for hearing on motion to vacate stay	0.40 675.00/hr	270.00
09/11/23	SL	Review E-Mails to and from Aviva Francis and Dahiya re follow up to document request.	0.10 675.00/hr	67.50
09/12/23	SL	Review and respond to Nazar Khordorofsky email re adjournment of 341 meeting	0.10 675.00/hr	67.50
	SL	Review application and proposed order to retain Dahiya law offices	0.20 675.00/hr	135.00
09/18/23	SL	Review Notes in preparation for 341 meeting	0.30 675.00/hr	202.50
	SL	Attend 341 Meeting	1.80 675.00/hr	1,215.00
09/19/23	SL	Review Aviva Francis email re Insurance invoice	0.10 675.00/hr	67.50
09/21/23	SL	Review E-Mails to and from Francis and Dahiya re status of insurance on property	0.10 675.00/hr	67.50
09/27/23	SL	Review E-Mails to and from Karam Dahiya re adjournment of hearing and Insurance and Joint Venture agreement	0.20 675.00/hr	135.00
	SL	Review Joint Venture agreement with Kiss Entertainment	0.30 675.00/hr	202.50
10/10/23	SL	Review E-Mails to and from Dahiya and Francis re adequate protection payments	0.10 675.00/hr	67.50
10/11/23	SL	Review Aviva Francis letter requesting hearing date	0.10 675.00/hr	67.50

		<u>Hrs/Rate</u>	<u>Amount</u>
10/13/23	SL Review E-Mails to and from Court and Parties re scheduling adjourned hearing	0.10 675.00/hr	67.50
10/26/23	SL Review Docket, recent filings and emails re status of communications with Secured Creditor	0.30 675.00/hr	202.50
	SL Telephone call to Karam Dahiya 2x re secured creditor motion to vacate stay	0.10 675.00/hr	67.50
	SL Telephone call with Aviva Francis re status of motion to vacate stay, Debtor deficiencies unpaid Real estate Taxes and possible terms of resolution	0.40 675.00/hr	270.00
11/01/23	SL Attend adjourned status conference and Motion to vacate stay	2.50 675.00/hr	1,687.50
11/03/23	SL Review Courts Order to show cause re hearing on conversion to chapter 7	0.10 675.00/hr	67.50
11/14/23	SL Telephone call with Avrum Rosen re substitution in as counsel and Case strategy	0.30 675.00/hr	202.50
	SL Review Debtors Opposition to motion to vacate stay	0.30 675.00/hr	202.50
11/15/23	SL Attend Adjourned Case management conference and adjourned motion to vacate stay	2.00 675.00/hr	1,350.00
11/21/23	SL E-Mails to and from Avrum Rosen re treatment of Admin claims	0.10 675.00/hr	67.50
	SL Email Avrum Rosen re issues re payment of post petition retainer	0.30 675.00/hr	202.50
	SL Review Avrum Rosen application to be retained and to approve payment of post petition retainer	0.40 675.00/hr	270.00

		<u>Hrs/Rate</u>	<u>Amount</u>
11/28/23	SL Review E-Mails to and from Avrum Rosen and Aviva Francis re settlement discussions	0.20 675.00/hr	135.00
11/29/23	SL Telephone call with Avrum Rosen re negotiations with Lender and	0.40 675.00/hr	270.00
12/01/23	SL Review Avrum Rosen Status letter	0.10 675.00/hr	67.50
	SL Review Debtors amended Schedules	0.20 675.00/hr	135.00
	SL Review applications to retain appraiser and special counsel	0.30 675.00/hr	202.50
12/08/23	SL Attend hearing on status conference and adjourned motion to vacate stay	2.00 675.00/hr	1,350.00
	SL Telephone call with Avrum Rosen re review of discussions with lender, preparation for status and escrow for admin claims	0.30 675.00/hr	202.50
12/28/23	SL Review Dahiya motion for retention	0.20 675.00/hr	135.00
01/10/24	MF Review motion and limited objection to Dahiya's motion for nunc pro retention as counsel to the Debtor	0.50 625.00/hr	312.50
	MF Attend Court hearing on Dahiya's motion for nunc pro tunc retention as counsel to the Debtor	0.70 625.00/hr	437.50
01/19/24	SL Review Debtors reply to opposition to retain special RE Litigation Counsel	0.20 675.00/hr	135.00
01/23/24	SL Telephone call with Avrum Rosen re valuation of Property, Case Strategy and hearing on retention of special real estate counsel	0.40 675.00/hr	270.00
01/31/24	SL Review E-Mails to and from Aviava Francis and Debtors counsel re adequate protection issues	0.10 675.00/hr	67.50

		<u>Hrs/Rate</u>	<u>Amount</u>
02/13/24	SL Review Jacquelyn Loftin draft statement in support of Special Counsel fee applications	0.20 675.00/hr	135.00
02/14/24	SL Review Avrum Rosen email re appraisal of property and issues with same	0.10 675.00/hr	67.50
02/15/24	SL E-Mails to and from Avrum Rosen and Aviva Francis re scheduling Mediation session	0.10 675.00/hr	67.50
	SL Attend Status conferences and Secured creditors motion to Vacate Stay	2.00 675.00/hr	1,350.00
02/28/24	SL E-Mails to and from Avrum Rosen and Aviva Frances re setting up Mediation	0.10 675.00/hr	67.50
02/29/24	SL Review notes and email messages re Prepare for mediation	0.40 675.00/hr	270.00
	SL Conduct mediation session	2.50 675.00/hr	1,687.50
03/13/24	SL Review Aviva Francis email re follow up to document request and possible e offers	0.10 675.00/hr	67.50
SUBTOTAL:		[26.00	17,287.50]
For professional services rendered		26.00	\$17,287.50

Atty/Para Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Melanie A. FitzGerald	1.20	625.00	\$750.00
Salvatore LaMonica	24.50	675.00	\$16,537.50
Salvatore LaMonica	0.30	0.00	\$0.00

Salvatore LaMonica as Sub Ch V TT

Page 6

	<u>Amount</u>
Balance due	<u>\$17,287.50</u>